

# **MINUTES OF THE CITY PLANNING COMMISSION**

## **J. MARTIN GRIESEL ROOM**

November 21, 2003  
9:00 AM

**Present:** Appointed members: Donald Mooney, Terry Hankner, Pete Witte, Jacquelyn McCray; Caleb Faux; Councilmember James Tarbell; Community Development and Planning Staff: Antoinette A. Selvey-Maddox, Assistant Director, Skip Forwood, Acting Chief Planner

Mr. Mooney called the meeting to order.

### **CONSENT ITEMS**

#### **REPORT AND RECOMMENDATION ON A PERMANENT EASEMENT OVER A PORTION OF ROSE HILL LANE WEST OF BEECHWOOD AVENUE IN NORTH AVONDALE.**

Felix Bere, Senior City Planner stated that this is a request for an easement on property that is on Rose Hill Lane, which is a paper street, used by the public for walking purposes. The petitioners purchased the property some time ago and discovered that the fence was encroaching on the property by a foot or two. Mr. Bere stated that it is the opinion of the staff that the current use of the paper street is not impeded by the fence but that if the fence is replaced it could not be placed in the same location but would have to be constructed one or two feet onto the property. Staff recommends approval.

Marvin Kraus, 1227 Stratford Place, 45229 stated that his only concern is the language of the conditions using the word demised. The community would like the word 'demised' and 'however, a billboard promoting goods or services made or sold on the premises and in conformity with the zoning code is permissible' deleted under Section 3a. of the ordinance.

**Motion:** Ms. Hankner moved approval with the conditions of removing the words 'demised' and 'however, a billboard promoting goods or services made or sold on the premises and in conformity with the zoning code is permissible'.

**Second:** Mr. Faux

**Vote:** All ayes (6-0), motion carries.

#### **REPORT AND RECOMMENDATION DECLARING THE INTENT TO APPROPRIATE TO PUBLIC USE, PROPERTY REQUIRED FOR THE IMPROVEMENT OF RED BANK EXPRESSWAY.**

This project improves safety and reduces congestion on Red Bank Expressway by widening for a left turn lane at Red Bank Drive and adding sidewalks. In addition, the

left turn lane from southbound Red Bank Expressway to Brotherton Road will be lengthened. The Centennial Station housing development was anticipated in the 1964 Revised Red Bank – Corsica Hollow Redevelopment Plan. The developer of Centennial Station, North American Properties (NAP), have contributed \$48, 164 as their "fair share" towards the total cost of the project. Temporary easements, permanent easements and drainage easements are needed from five property owners to construct the project. Available funding sources are \$410,000 from the 2003 Municipal Road Fund and \$48,164 from NAP. The low bid for the construction contract for the street improvement project is \$341,350. The remaining funds will be used for property acquisition and construction supervision. Staff recommends approval.

#### **REPORT AND RECOMMENDATION ON A LEASE FOR NORTHERN ROW PARK LOCATED AT 1416-1422 CLAY STREET.**

The ordinance under consideration will permit the petitioners, Kenneth Cunningham and John Spencer, to lease Northern Row Park for a term of 99 years. The park is located directly adjacent to and west of 1427-1429 Main Street, which Mr. Cunningham and Mr. Spender are currently developing into six condominiums with a first floor commercial space; the Historic Conservation Board approved this project on November 3, 2003. The lease will also result in permanent improvements to the park and its continued maintenance as a public space per the Board of Park Commissioners (Park Board) conditional approval of May 18, 2000. The City's Real Estate Services Division has appraised the property's fair lease value at \$600. Staff recommends approval.

**Motion:** Ms. McCray moved approved of Consent Items 2 and 3.

**Second:** Ms. Faux

**Vote:** All ayes (6-0), motion carries.

#### **REPORT AND RECOMMENDATION TO VACATE THREE SECTIONS OF SIXTH STREET BETWEEN ELM STREET AND CENTRAL AVENUE.**

Julia Carney, Senior City Planner stated that these three small parcels located on the south side of Sixth Street between Elm Street and Central Avenue are required for the proposed Convention Center expansion project. Staff recommends approval.

**Motion:** Ms. Hankner moved approval of the vacations.

**Second:** Ms. McCray

**Vote:** All ayes (6-0), motion carries.

#### **UPCOMING EVENTS**

Mr. Mooney stated that starting on December 2, 2003, Councilmember Cole's Committee (Neighborhood & Public Services Committee) will hold a hearing on the zoning code at 6:00 P.M. Mr. Mooney requested the presence of Planning Commission members who are able to attend for support.

**ADJOURNMENT**

With no further business to consider, the meeting was adjourned.

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Antoinette A. Selvey-Maddox,  
Assistant Director  
Community Development & Planning

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Donald J. Mooney, Chairman  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_